

OFFICE OF THE ZONING ADMINISTRATOR
FINAL AGENDA

Meeting of February 17, 2004

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room

8:30 a.m.

NEW BUSINESS

Minor Use Permits

1. Sprint PCS, ZAP 03-048, San Dieguito Community Planning Area, RS (Residential) Use Regulation (Bunnemeyer)

The proposed project includes a Minor Use Permit application for an unmanned wireless communications facility situated within the County right-of-way of Sun Valley Road, adjacent to Parcel 302-041-25-00, 375 feet west of El Camino Real. The project will consist of two 42 inches by 1.5 inches omni antennas and one Global Positioning System (GPS) antenna attached to 10-foot wide double cross-arms located 25 feet above grade (antennas extend downward from cross-arms) on a new 48-foot tall SDG&E wood utility pole that will replace the existing 43-foot tall SDG&E pole. The underground equipment vault will be located 10 feet west of the pole, measuring 6 feet and 8 inches by 11 feet and will be located 2 feet back from the edge of pavement. The power distribution cabinet will be placed on a concrete pad located 25 feet and 1 inch from the centerline, painted dark green and surrounded by landscaping.

2. Sprint PCS, ZAP 03-062, San Dieguito Community Planning Area, RS (Residential) Use Regulation (Bunnemeyer)

This is a request for a Minor Use Permit in accordance with Sections 1355, 2104(a), and 7352(b) of the San Diego County Zoning Ordinance for a wireless telecommunication facility within the Via de la Valle public right-of-way. The proposed project is a request to attach two 40 inches by 7 inches by 2.7 inches panel antennas and one GPS antenna to a 10 foot wide double cross arm located 38 feet above grade on a new 52-foot tall SDG&E pole that will replace the existing 43-foot tall SDG&E pole. The pole is located within the County right-of way on the south side of Via de la Valle. The underground equipment vault measuring 11 feet by 6 feet by 8 inches will be placed on the south side of Via de la Valle, approximately 300 feet east of the replaced pole. The power distribution cabinet will be placed on a concrete pad located 26 feet and 1 inch from the centerline, painted dark green and surrounded by landscaping.

3. Cingular Wireless Facility, ZAP 03-006, Fallbrook Community Plan Area, A70 Limited Agricultural Use Regulations (Forsythe)

This is a request for a Minor Use Permit to erect an unmanned wireless telecommunications facility consisting of cut-grading a slope for a 395 square foot concrete pad on which to mount an 11-foot high, 180 square foot equipment shelter topped with 12 panel antennas each 15 feet high from grade. The project is sited on property zoned A70 Limited Agricultural Use Regulations, which allows Minor Impact Utilities under the Civic Use Types with the issuance of a Minor Use Permit, pursuant to Section 2704 B of the Zoning Ordinance. The area is residential/ agricultural in all directions and a one-story residence is located on the subject property. The project is considered a “co-location” because the property already has an existing Sprint site on a facility more or less identical to the proposed facility. The project is served by Carriage Lane between Reche Road and Gird Lane in the Fallbrook Community Planning Area

4. Mountain Empire Resources Information Taskforce (MERIT) Recycling Center, ZAP 02-055, Mountain Empire Subregional Plan, S92 General Rural Use Regulations (Gowens)

This is a request to permit an existing, large recycling collection facility consisting of a 40 square-foot shed and 120 square-foot concrete pad enclosed by an existing 8 foot-high chain-link fence on a lot of 33.67 acres. The project is sited on property zoned S92 General Rural Use Regulations, which permits a large recycling collection facility under the commercial use types subject to a minor use permit, pursuant to Sections 2923a and 6970(b)2 of the Zoning Ordinance. The subject property is designated (18) Multiple Rural Use by the Mountain Empire Subregional Plan and is located at 32102 Highway 94 in Campo.

5. Ashley Minor Use Permit, ZAP 03-105, 13524 East Lakeview Road, Lakeside Community Plan Area, General Plan Designation (5) Residential, RS3 (Single Family Residential) (Jones)

This is a request for a Minor Use Permit to allow a second dwelling unit to have a living area greater than the thirty percent (30%) but not to exceed fifty percent (50%) of the living area of the primary dwelling unit, and to allow for a second dwelling on a lot that is less than 20,000 square feet in net area. The Minor Use Permit is in accordance with Sections 6156 (x)(12)(i)(ii) and 7350 of the San Diego County Zoning Ordinance. The project proposes a 709 square foot second dwelling unit on a 16,076 square foot parcel that is zoned RS3 (Single-Family Residential) and has a General Plan Designation of (5) Residential. The project is located in the Lakeside Community Planning Area at 13524 East Lakeview Road.